



Document 2020 129

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

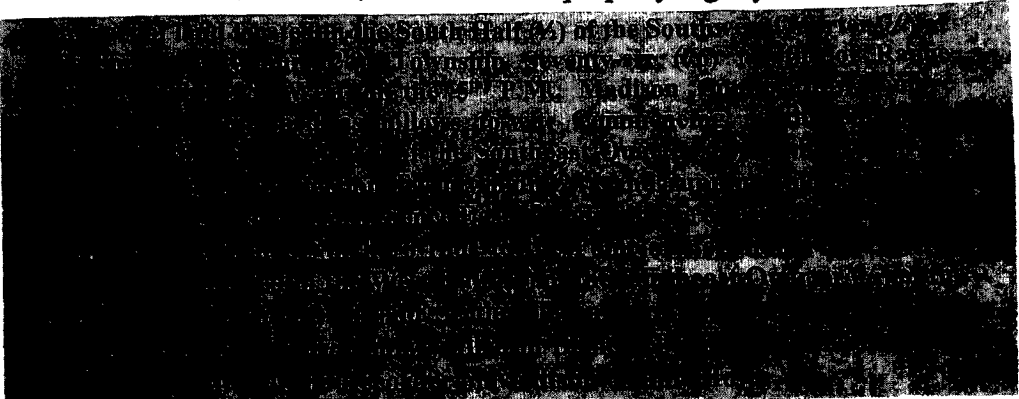
Prepared by +  
✓ Return to Farmers Electric Cooperative Inc., Attn: Paul Paxton *Staking Tech*  
2389 HWY 92, Greenfield, Iowa 50849 Ph: 1-800-397-4821

**ELECTRIC LINE RIGHT-OF-WAY EASEMENT  
(Underground)**

Madison County 76-28 Township 24 Section

Know all men by these presents that the undersigned Leonard & Dixie  
Holt whose address is 2824 8<sup>th</sup> Ave North

for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Farmers Electric Cooperative, Inc., a cooperative ("grantee"), whose post office address is P.O. Box 330, Greenfield, Iowa 50849-0330, and to its successors or assigns, a perpetual right-of-way ("easement") running with the land to, from time to time, construct, lay, maintain, operate and remove an underground electric transmission or distribution line or lines, conduits, pedestals, or other appurtenances desirable in connection therewith, with the right to ingress and egress thereto, with said Easement to be located 20 feet on either side of the electric line approximately 400 feet in length to point of service, as installed, on, over, and across the property legally described as follows, to-wit:



*See Page 3  
Full Legal*

The grantor, his heirs, or assigns is to fully use and enjoy the premises except for the purposes herein above granted to the grantee. The grantee hereby agrees to pay any damage which may arise to crops and fences from said construction, operations, or removal of said transmission or distribution lines; the damages if not mutually agreed upon are to be ascertained and determined by three disinterested persons, one thereof to

be appointed by the grantor, his heirs or assigns, one by the said grantee, its successors or assigns, and the third by the two appointed as aforesaid, and the award of such three persons shall be final and conclusive.

The said transmission or distribution lines covered by this grant shall be buried at such a depth as not to interfere with the ordinary cultivation of said lands and upon grantor's request, the grantee shall provide the grantor with a plat showing the location of said buried cables and the grantor agrees that no building, structures, or other obstructions shall be placed directly above said power, transmission or distribution lines.

The undersigned covenants that they are the owners of the described lands and that all facilities erected hereunder shall remain the property of the Cooperative. This easement binds the undersigned, as well as its/their successors in title, including assigns, heirs and all subsequent titleholders.

Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Special provisions, if any:

IN WITNESS WHEREOF, the undersigned have executed this instrument this

13<sup>th</sup> day of January, 20 20.

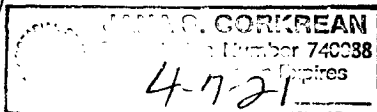
*[Signature]*  
Grantor

*[Signature]*  
Grantor

State of Iowa Madison County:

Personally came before me this 13 day of Jan,  
A.D. 20 20, the above named Dixie + Lynn Holt, to me known  
to be the persons who executed the foregoing instrument and acknowledged the same.

*[Signature]*  
Notary Public, State of Iowa Commission Expires 4-7-21



## Addendum

1. A tract of land located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows to-wit: Commencing at the Northeast corner of the West Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-four (24), and running thence West 50 rods, thence South 47 rods, thence East 22 rods, thence South 29 rods, thence East 28 rods, thence North 76 rods to the Point of Beginning; EXCEPT a tract of land located in the West Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-four (24), containing 0.100 acres, as shown in Plat of Survey filed in Book 2, Page 291 on February 18, 1992, in the Office of the Recorder of Madison County, Iowa,